

MISSOURI DEPARTMENT OF TRANSPORTATION
PROPERTY BOUNDARY SURVEY
EXCESS PARCEL E6-1190 - PART OF U.S. SURVEYS NO. 747 & 893 - T. 42 N. - R. 6 E.

JEFFERSON COUNTY, MISSOURI

SCALE - ONE INCH = 50 FEET

0' 50' 100' 150'



ASSUMED NORTH BASED
ON BEARINGS OF RECORD

DESCRIPTION OF TRACT 1 - 1.27 ACRES

PART OF U.S. SURVEY NO. 893, TOWNSHIP 42 NORTH, RANGE 6 EAST, JEFFERSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT A SET IRON PIN IN THE SOUTHERN BOUNDARY LINE OF A TRACT OF LAND DEPICTED ON DOCUMENT NO. 2014S-000001 OF THE JEFFERSON COUNTY LAND RECORDS, BEING LOCATED NORTH 79 DEGREES 15 MINUTES 51 SECONDS WEST 148.27 FEET DISTANT FROM A FOUND BRASS CAP IN A CONCRETE MONUMENT WHICH MARKS THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE UNITED STATES POSTAL SERVICE BY DEED DATED JUNE 12, 1975 AND RECORDED IN BOOK 537 AT PAGE 412 OF THE JEFFERSON COUNTY LAND RECORDS; PROCEED THENCE NORTH 7 DEGREES 13 MINUTES 28 SECONDS EAST 347.26 FEET TO A SET IRON PIN IN THE NORTHERN BOUNDARY LINE OF DOCUMENT NO. 2014S-000001 OF THE AFORESAID LAND RECORDS; THENCE WITH THE BOUNDARY LINES THEREOF, NORTH 89 DEGREES 18 MINUTES 23 SECONDS WEST 128.17 FEET TO A FOUND IRON PIN ADOPTED AS A CORNER THEREOF; THENCE SOUTH 15 DEGREES 17 MINUTES 36 SECONDS WEST 55.55 FEET TO A FOUND RAILROAD SPIKE ADOPTED AS A CORNER THEREOF; THENCE SOUTH 85 DEGREES 36 MINUTES 34 SECONDS WEST 38.31 FEET TO A FOUND IRON PIN ADOPTED AS A CORNER THEREOF; THENCE SOUTH 7 DEGREES 31 MINUTES 47 SECONDS WEST 259.29 FEET TO A FOUND RAILROAD SPIKE MARKING A CORNER THEREOF; THENCE WITH SOUTHERN BOUNDARY LINE THEREOF, SOUTH 79 DEGREES 15 MINUTES 51 SECONDS EAST 174.37 FEET TO THE PLACE OF BEGINNING.

SAID TRACT BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND CONDITIONS OF RECORD PERTAINING TO THE SAME.

ALSO HEREBY CONVEYING AN EASEMENT FOR INGRESS/EGRESS AND UTILITY PURPOSES OVER THE FOLLOWING DESCRIBED TRACT OF LAND BEING PART OF U.S. SURVEYS 747 AND 893, TOWNSHIP 42 NORTH, RANGE 6 EAST, JEFFERSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A SET IRON PIN MARKING THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT AND RUNNING THENCE WITH THE EASTERN BOUNDARY LINE THEREOF, NORTH 7 DEGREES 13 MINUTES 28 SECONDS EAST 50.09 FEET TO A SET IRON PIN; THENCE DEPARTING FROM SAID EASTERN BOUNDARY LINE AND RUNNING SOUTH 79 DEGREES 15 MINUTES 51 SECONDS EAST 530.45 FEET TO A SET IRON PIN IN THE EASTERN BOUNDARY LINE OF A TRACT OF LAND DEPICTED ON DOCUMENT NO. 2014S-000001 OF THE JEFFERSON COUNTY LAND RECORDS; THENCE WITH THE EASTERN BOUNDARY LINE OF SAID TRACT, SOUTH 17 DEGREES 16 MINUTES 19 SECONDS WEST 50.33 FEET TO A FOUND CUT CROSS IN CONCRETE MARKING THE SOUTHEAST CORNER THEREOF; THENCE WITH THE SOUTHERN BOUNDARY LINE THEREOF, NORTH 79 DEGREES 15 MINUTES 51 SECONDS WEST 521.66 FEET TO THE PLACE OF BEGINNING.

DESCRIPTION OF TRACT 2 - 5.13 ACRES

PART OF U.S. SURVEYS NO. 747 AND 893, TOWNSHIP 42 NORTH, RANGE 6 EAST, JEFFERSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND BRASS CAP IN A CONCRETE MONUMENT IN THE SOUTHERN BOUNDARY LINE OF A TRACT OF LAND DEPICTED ON DOCUMENT NO. 2014S-000001 OF THE JEFFERSON COUNTY LAND RECORDS, SAID BRASS CAP IN A CONCRETE MONUMENT MARKS THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE UNITED STATES POSTAL SERVICE BY DEED DATED JUNE 12, 1975 AND RECORDED IN BOOK 537 AT PAGE 412 OF THE JEFFERSON COUNTY LAND RECORDS; PROCEED THENCE WITH THE SOUTHERN BOUNDARY LINE OF SAID DOCUMENT 2014S-000001, SOUTH 79 DEGREES 15 MINUTES 51 SECONDS EAST 373.39 FEET TO A FOUND CUT CROSS IN CONCRETE ADOPTED AS THE SOUTHEAST CORNER THEREOF; THENCE WITH THE EASTERN BOUNDARY LINE THEREOF, NORTH 17 DEGREES 16 MINUTES 19 SECONDS EAST 156.15 FEET TO A FOUND IRON PIN ADOPTED AS THE MOST EASTERN CORNER THEREOF; THENCE WITH THE BOUNDARY LINES OF A TRACT OF LAND DEPICTED ON DOCUMENT NO. 2014S-000002 OF THE AFORESAID LAND RECORDS, NORTH 32 DEGREES 40 MINUTES 33 SECONDS EAST 41.88 FEET TO A FOUND IRON PIN ADOPTED AS A CORNER THEREOF; THENCE NORTH 15 DEGREES 04 MINUTES 06 SECONDS EAST 256.09 FEET TO A FOUND IRON PIN ADOPTED AS THE MOST EASTERN CORNER THEREOF; THENCE WITH THE NORTHERN BOUNDARY LINE THEREOF, NORTH 88 DEGREES 14 MINUTES 19 SECONDS WEST 153.10 FEET TO A FOUND IRON PIN ADOPTED AS THE NORTHEAST CORNER THEREOF; THENCE DEPARTING FROM THE BOUNDARY LINES SAID DOCUMENT NO. 2014S-000002 AND RUNNING WITH THE NORTHERN BOUNDARY LINE OF SAID DOCUMENT NO. 2014S-000001, NORTH 89 DEGREES 18 MINUTES 23 SECONDS WEST 451.41 FEET TO A SET IRON PIN; THENCE DEPARTING FROM SAID NORTHERN BOUNDARY LINE AND RUNNING SOUTH 7 DEGREES 13 MINUTES 28 SECONDS WEST 347.26 FEET TO A SET IRON PIN IN THE SOUTHERN BOUNDARY LINE OF SAID DOCUMENT NO. 2014S-000001; THENCE WITH SAID SOUTHERN BOUNDARY LINE, SOUTH 79 DEGREES 15 MINUTES 51 SECONDS EAST 148.27 FEET TO THE PLACE OF BEGINNING.

SAID TRACT BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND CONDITIONS OF RECORD PERTAINING TO THE SAME.

SAID TRACT ALSO BEING SUBJECT TO AN EASEMENT FOR INGRESS/EGRESS AND UTILITY PURPOSES OVER THE FOLLOWING DESCRIBED TRACT OF LAND TO-WIT: BEGINNING AT A SET IRON PIN MARKING THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT, PROCEED THENCE WITH THE WESTERN BOUNDARY LINE THEREOF, NORTH 7 DEGREES 13 MINUTES 28 SECONDS EAST 50.09 FEET TO A SET IRON PIN; THENCE DEPARTING FROM SAID WESTERN BOUNDARY LINE AND RUNNING SOUTH 79 DEGREES 15 MINUTES 51 SECONDS EAST 530.45 FEET TO A SET IRON PIN IN THE EASTERN BOUNDARY LINE OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH 17 DEGREES 16 MINUTES 19 SECONDS WEST 50.33 FEET TO A FOUND CUT CROSS IN CONCRETE MARKING THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE WITH THE SOUTHERN BOUNDARY LINE OF THE ABOVE DESCRIBED TRACT, NORTH 79 DEGREES 15 MINUTES 51 SECONDS WEST 521.66 FEET TO THE PLACE OF BEGINNING.

SURVEYOR'S NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 79 DEGREES 15 MINUTES 51 SECONDS EAST, AS SHOWN HEREON. SAID BEARING DERIVED FROM A PREVIOUS SURVEY PERFORMED BY KENNETH E. GANEY PLS 2008000718 DATED MAY 29, 2008 AND RECORDED AS DOCUMENT NO. 2014S-000001 OF THE JEFFERSON COUNTY LAND RECORDS.
- 2) APPARENT OWNERSHIP AS SHOWN IS BASED ON INFORMATION PROVIDED BY OTHERS AND DOES NOT REPRESENT AN OPINION AS TO TITLE.
- 3) THE LANDS AS SHOWN HEREON BEING SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, PRESCRIPTIVE RIGHTS, COVENANTS, RESTRICTIONS AND CONDITIONS WHETHER OF RECORD OR NOT.
- 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 5) ALL IMPROVEMENTS AND UTILITIES ABOVE AND BELOW GROUND LEVEL NOT SHOWN.
- 6) (S) - SURVEYED VALUE (R) - RECORD INFORMATION
- 7) I WAS ALSO PROVIDED WITH A NUMBER OF EASEMENTS AND FIND THE FOLLOWING:
 - A) THE EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY IN BOOK 341 AT PAGE 795 OF THE JEFFERSON COUNTY LAND RECORDS DOES NOT AFFECT THE LANDS AS SHOWN HEREON.
 - B) THE EASEMENT GRANTED TO UNION ELECTRIC COMPANY IN BOOK 550 AT PAGE 652 OF THE JEFFERSON COUNTY LAND RECORDS HAS BEEN PLATTED HEREON.
 - C) THE EASEMENT GRANTED TO UNION ELECTRIC COMPANY IN BOOK 569 AT PAGE 931 OF THE JEFFERSON COUNTY LAND RECORDS CANNOT BE PLATTED FROM THE DESCRIPTION CONTAINED IN SAID DEED.
 - D) THE EASEMENT GRANTED TO UNION ELECTRIC COMPANY IN BOOK 654 AT PAGE 408 OF THE JEFFERSON COUNTY LAND RECORDS DOES NOT AFFECT THE LANDS AS SHOWN HEREON.
 - E) THE EASEMENT GRANTED TO UNION ELECTRIC COMPANY IN BOOK 574 AT PAGE 791 OF THE JEFFERSON COUNTY LAND RECORDS DOES NOT AFFECT THE LANDS AS SHOWN HEREON.
 - F) THE EASEMENT GRANTED TO CONSOLIDATED PUBLIC WATER DISTRICT SUPPLY DISTRICT NO. C-1 IN BOOK 769 AT PAGE 232 OF THE JEFFERSON COUNTY LAND RECORDS CANNOT BE PLATTED FROM THE DESCRIPTION CONTAINED IN SAID DEED.
 - G) THE EASEMENT GRANTED TO CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT NO. C-1 OF JEFFERSON COUNTY, MISSOURI IN BOOK 0690 AT PAGE 1184 OF THE JEFFERSON COUNTY LAND RECORDS HAS BEEN PLATTED HEREON.
 - H) THE EASEMENTS GRANTED TO GLAIZE CREEK SEWER DISTRICT IN BOOK 534 AT PAGE 173 AND BOOK 545 AT PAGE 796 OF THE JEFFERSON COUNTY LAND RECORDS DO NOT AFFECT THE LANDS AS SHOWN HEREON.
 - I) THE EASEMENT GRANTED TO MISSISSIPPI RIVER TRANSMISSION CORPORATION IN BOOK 384 AT PAGE 767 OF THE JEFFERSON COUNTY LAND RECORDS HAS BEEN PLATTED HEREON.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, I HAVE PERFORMED A RETRACEMENT SURVEY OF THE LANDS DEPICTED ON DOCUMENTS NO. 2014S-000001 AND 2014S-000002 OF THE JEFFERSON COUNTY LAND RECORDS, THE RESULTS OF WHICH ARE SHOWN HEREON. I HAVE ALSO AT SAID COMMISSIONS REQUEST SUBDIVIDED SAID TRACT IN THE MANNER AS INDICATED HEREON. THE LANDS AS SHOWN HEREON BEING PART OF U.S. SURVEYS NO. 747 AND 893, TOWNSHIP 42 NORTH, RANGE 6 EAST IN JEFFERSON COUNTY, MISSOURI.

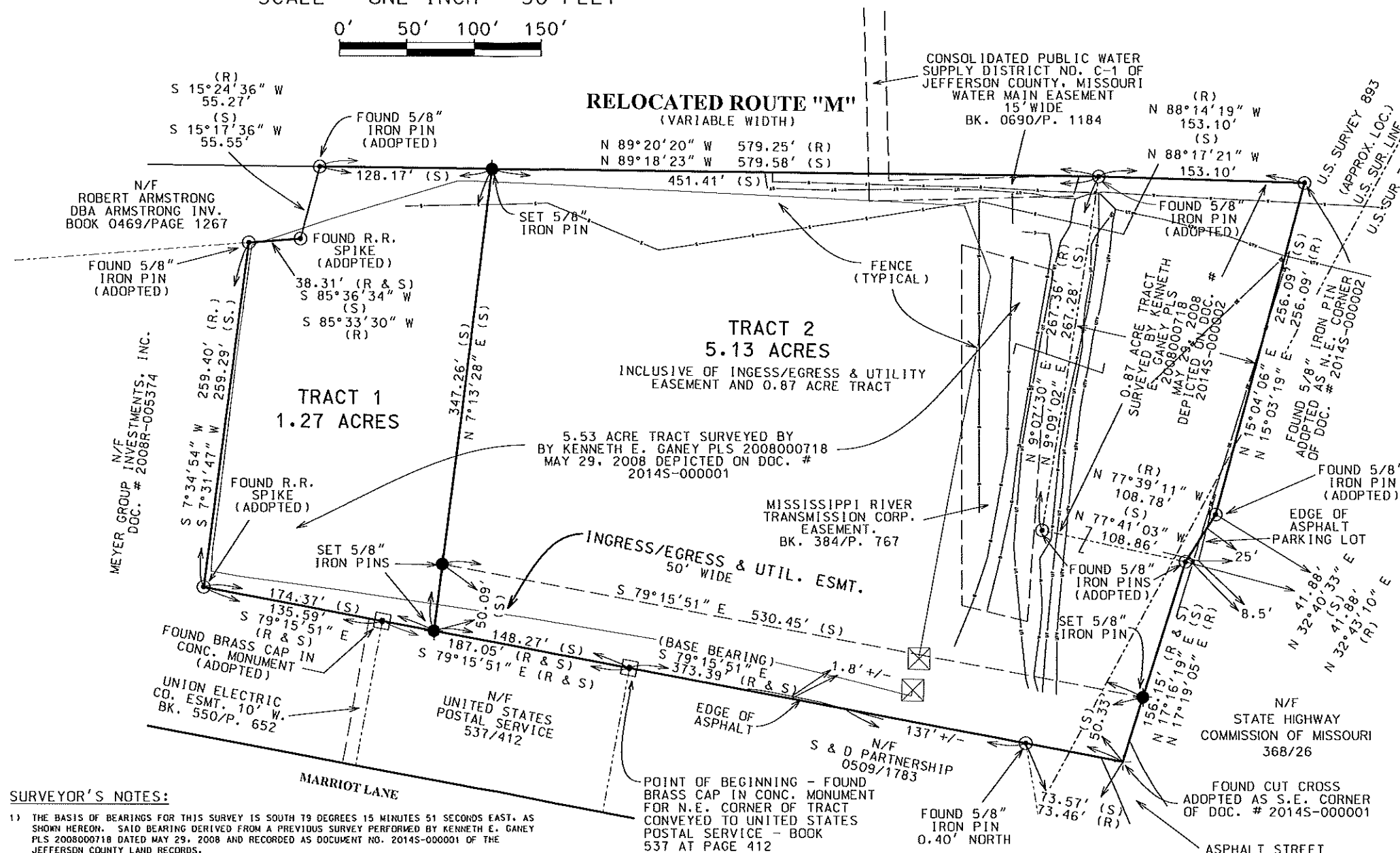
THE TRACTS OF LAND SHOWN HEREON WERE SURVEYED UNDER MY DIRECT SUPERVISION AND THE RESULTS OF SAID SURVEY ARE REPRESENTED CORRECTLY ON THIS PLAT. SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE ACCURACY OF THIS SURVEY MEETS THE MISSOURI STANDARDS FOR URBAN CLASS PROPERTIES.

IN WITNESS WHEREOF, I HERETO SET MY SEAL AND SIGNATURE THIS _____ DAY OF _____, 2014.

STANLEY R. GROSS, JR. P.L.S. #2626

SURVEYOR'S NOTES CONTINUED:

- 8) THE LANDS AS SHOWN HEREON BEING ALL THE LANDS CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI BY DEEDS RECORDED IN BOOK 639 AT PAGE 616 AND DOCUMENT NO. 020069393 OF THE JEFFERSON COUNTY LAND RECORDS AND BEING PART OF THE LANDS CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI BY DEEDS RECORDED IN BOOK 368 AT PAGE 26 AND BOOK 368 AT PAGE 39 OF THE JEFFERSON COUNTY LAND RECORDS.



Stanley R. Gross, Jr.
Mo. Prof. Land Surveyor
PLS 2626

DATE PREPARED
7/3/14

ROUTE STATE
M MO

DISTRICT SHEET NO.
SL 1 OF 1

COUNTY
JEFFERSON

JOB NO.
E6-1190

SCALE
1" = 50'

PROJECT NO.

BRIDGE NO.

DESCRIPTION

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE



PROPERTY BOUNDARY SURVEY
EXCESS PARCEL E6-1190
6851 METROPOLITAN BLVD.
BARNHART, MISSOURI 63012